



Apt 64, 77 Aldenham Road, Bushey – WD23 2FU

Offers Over **£425,000**





Situated at the top of a well maintained and contemporary development, this exceptional 2 bedroom penthouse apartment delivers a refined lifestyle defined by space, light, and modern convenience. Accessed via an elegant communal lobby with lift service to all floors and secure video entry, the apartment opens into a welcoming hallway leading to a beautifully designed open-plan living space. A bespoke fitted kitchen with integrated Bosch appliances flows seamlessly into the dining and living areas, creating an inviting setting for both relaxed everyday living and stylish entertaining. Bifolding doors extend the living space outdoors, opening onto an impressive wrap around terrace, perfect for alfresco dining, or morning coffee. Both generously proportioned double bedrooms feature fitted wardrobes, with the principal bedroom further enhanced by a sleek ensuite shower room with luxurious underfloor heating. A contemporary family bathroom completes the accommodation. High quality finishes throughout include engineered wood flooring, double glazing, and efficient electric heating, while the apartment also benefits from secure gated parking for two vehicles.

Ideally located within easy walking distance of Bushey Main Line Station, residents enjoy swift and convenient access to London Euston in approximately 20 minutes, making this an excellent choice for commuters. With a long lease and a premium specification, this penthouse presents an outstanding opportunity for first time buyers, professionals, and investors alike seeking a stylish, well connected home.



- A Modern 2 Bedroom Penthouse Apartment
- High Specification Throughout
- Stylish Reception Lobby With Lift To All Floors
- Video Entry System
- Open Plan Living Accommodation With Impressive Wrap Around Terrace
- Principal Bedroom With Ensuite Shower Room
- Secure Parking For 2 Cars
- Station Location

Lease Details:

250 year lease dated from 10/10/2018 with 242 years remaining. Service Charge: Approx £2600.00 per annum includes Building Insurance

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C



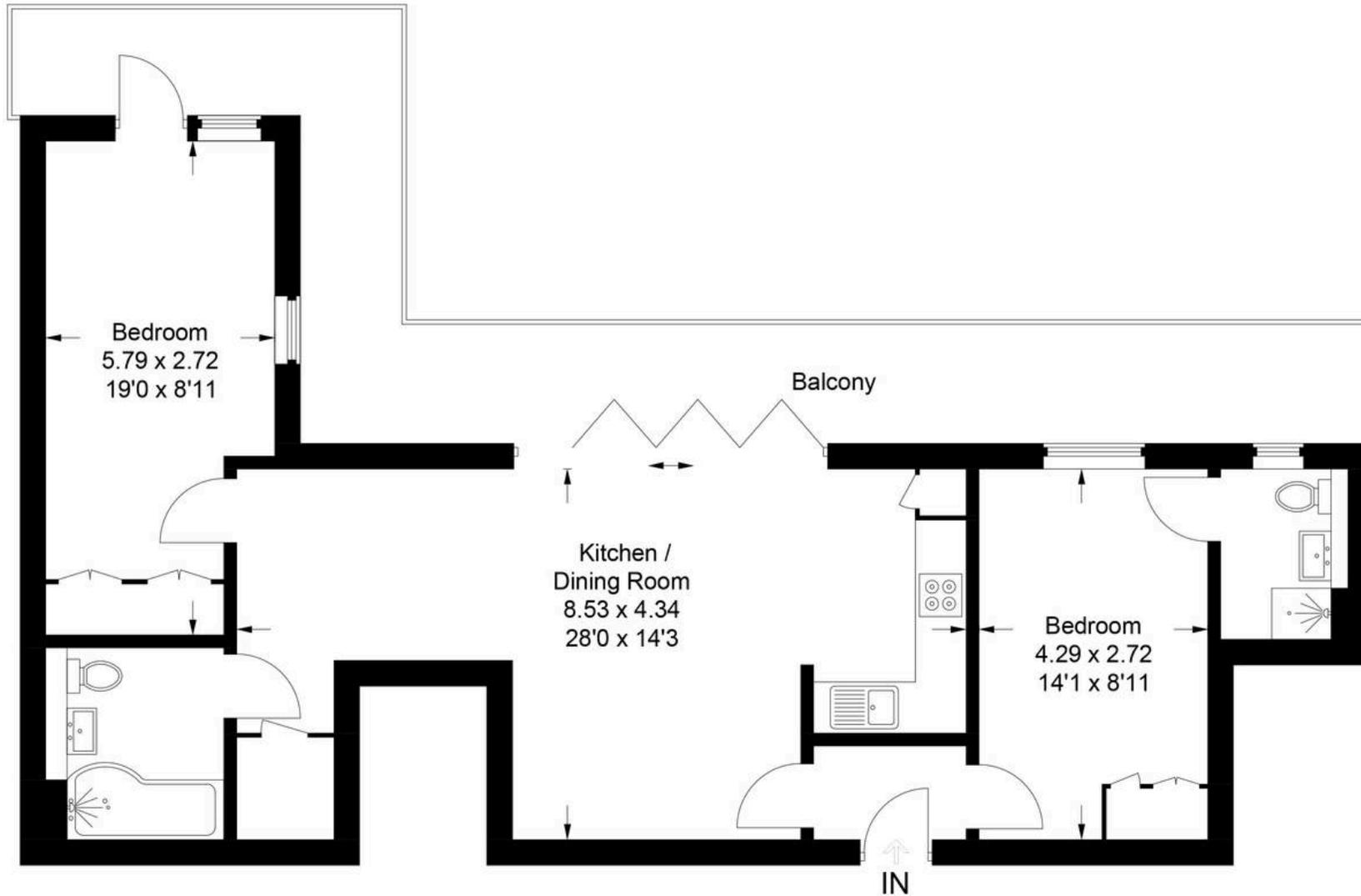






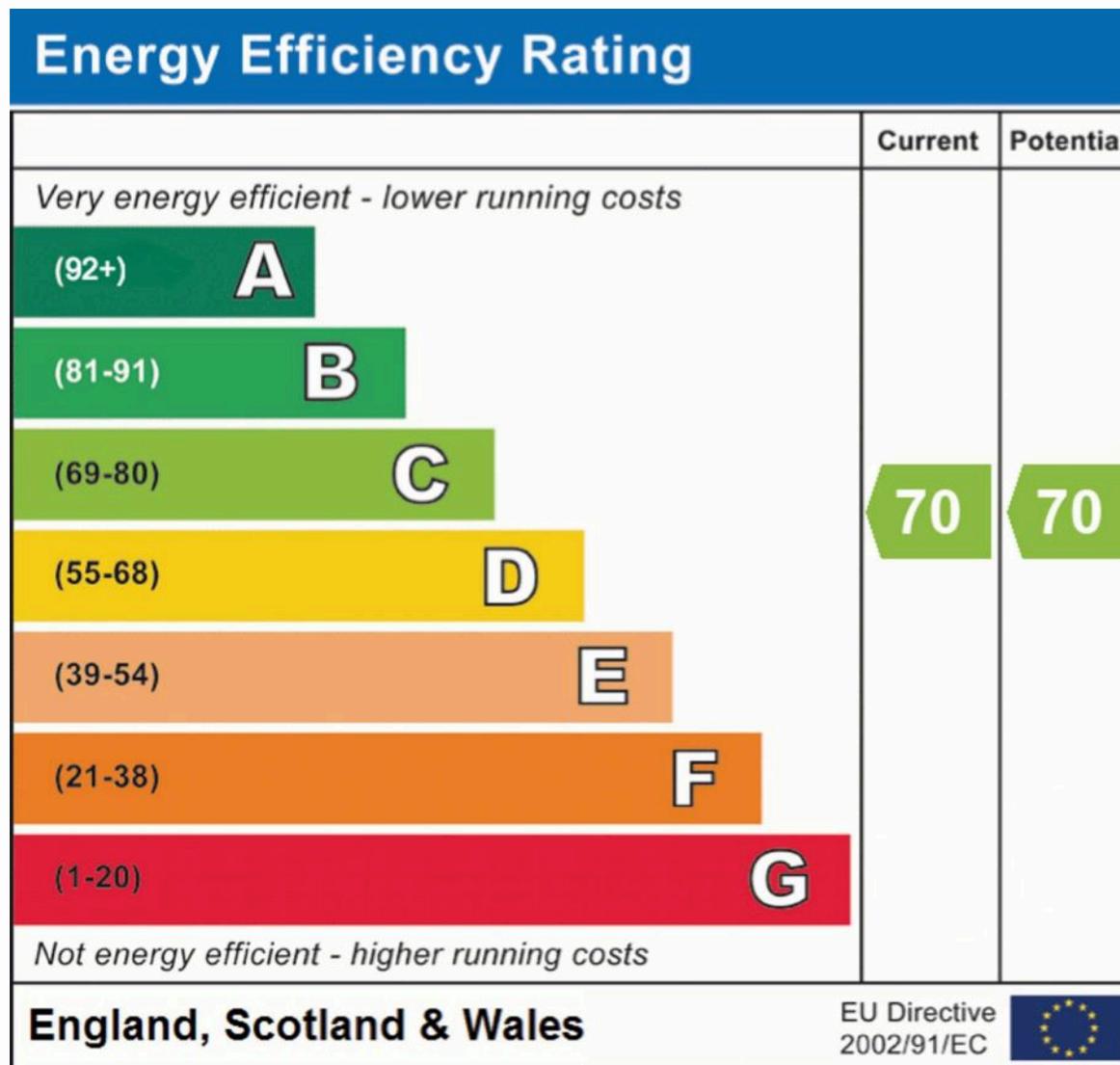
Aldenham Road

Approximate Gross Internal Area = 69.7 sq m / 750 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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